

TOWNSHIP OF LIVINGSTON
SHED REQUIREMENTS CHECKLIST

SHEDS 100 SQUARE FEET OR UNDER:

1. No Building Permit is necessary however, a Zoning Permit is required. The shed must meet setback requirements. This information can be obtained on the Townships website under the tab for the Zoning Department or through contacting Tom Potere, Zoning Review Officer at: 973-992-5000, ext. 5215.
2. Complete Residential Zoning Application and enclose a check for \$75.00 payable to *The Township of Livingston*.
3. Submit original current sealed survey and two (2) copy of current survey showing the proposed shed location.
4. Complete Lot Surface Drainage Permit Application for Engineering Dept.

SHEDS OVER 100 SQUARE FEET REQUIRE A BUILDING PERMIT:

1. Submit a copy of contractor's current Home Improvement card. Applications will not be accepted without this information.
2. Submit four (4) sets of building plans showing the shed construction.
3. Complete Building subcode section of permit application
4. Submit original current sealed survey and (2) copies of survey showing the proposed shed location.
5. If it is a pre-fabricated shed, a copy of the manufacturer's plans are required.
6. If the shed is 200 sq. ft. or over, a Development Fee Form needs to be filled out.
7. Complete Residential Zoning Application and enclose a check for \$75.00 payable to *The Township of Livingston*. This form can be found on our website under the Zoning Department tab or picked up at the Building Dept.
8. Complete Lot Surface Drainage Permit Application for Engineering Dept. per ordinance below.
9. Any application for a shed 300 sq. ft. or more must complete all of the above and also enclose a \$500.00 escrow fee for Engineering Dept. per ordinance below.

SURFACE DRAINAGE: ORDINANCE 35-2008 EFFECTIVE 11-23-08

IF CHANGING GRADE OF PROPERTY FOR A NEW SINGLE FAMILY HOME OR ADDITION, A SURFACE DRAINAGE PERMIT MUST BE OBTAINED FROM THE ENGINEERING DEPT.

ENGINEERING ESCROW REVIEW FEES: ORDINANCE 9-2010 EFFECTIVE 4/5/10:

ANY CONSTRUCTION REQUIRING ENGINEERING REVIEW MUST PAY AN ESCROW FEE OF \$500.00 WHICH MUST BE ENCLOSED AT TIME OF APPLICATION SUBMISSION.

5:23-9.9 Foundation Systems for garden type utility sheds and similar structures

- a. Garden- type utility sheds and similar structures that are 100 sq ft. or less in area, 10 ft. or less in height, and accessory to structures of Group R-2, R-3, R-4, or R-5 shall not be required to have a foundation system that extends below the frost line. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.
- b. Garden-type utility sheds and similar structures that are greater than 100 sq. ft., but not more than 200 sq. ft. in area, 10 ft. or less in height, and accessory to structures of Group R-2, R-3, R-4, or R-5 are not required to be provided with a foundation system that extends below the frost line provided the shed is dimensionally stable without the foundation system. A shed shall be considered dimensionally stable if it is provided with a floor system that is tied to the walls of the structure such that it reacts to loads as a unit. These sheds shall be placed on a bed of gravel not less than four inches in depth or shall have other frost protected design. These structures shall be of sufficient weight to remain in place or shall be anchored to the ground.